

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Green Belt and Open Space use zone to Commercial use in Survey Nos.33(P) & 34(P) of Upparpally Village, Rajendra Nagar Mandal, Ranga Reddy District to an extent of 3228.90 Sq.Mtrs, and change of alignment of proposed 30 meters wide master plan road passing through the Sy.Nos.33 and 34 of Upparapally Village - Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 409 ,

Dated:31.08.2013.

Read the following:

1. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.86825/19/12/2012/HO/682, dated 1.3.2013.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.12916/MP1/Plg/HMDA/2013, dated 18.3.2013 and 27.06.2013.
3. Government Memo No.1945/I₁/2013-4, MA&UD Department, dated:01.07.2013.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letters No.12916/MP1/Plg/HMDA/2013, dated 13.08.2013.
5. Government Letter No.1945/I₁/2013-5, MA&UD Department, dated:24.08.2013.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.12916/MP1/Plg/HMDA/2013, dated 30.08.2013.

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ORDER:

The draft variation to the land use envisaged in the Notified Budvel Zonal Development Plan for Municipal Area, issued in Government Memo 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.453, dated 04.07.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.3,22,890/- (Rupees three lakhs twenty two thousand eight hundred and ninety only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **05.09.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Budvel Zonal Development Plan for Municipal Area the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.453, Part-I, dated 04.07.2013 as required by sub-section (3) of the said section.

...2.

VARIATION

a) The site in Survey Nos.33 (Part) and 34 (Part) of Upparpally Village, Rajendranagar Mandal, Ranga Reddy District to an extent of 3228.90 Sq.Mtrs, which is presently in Green Belt and Open Space use zone in the Notified Budvel Zonal Development Plan for Municipal Area, is designated as Commercial use zone; and b) 30 Meters road proposed in the notified Zonal Development Plan passing through Sy.Nos.33 and 34 of Upparapally Village is deleted and re-aligned along the existing 18 meters wide road, subject to the following conditions:

1. **that the applicants shall obtain prior permission from Greater Hyderabad Municipal Corporation before undertaking any development in the site under reference.**
2. **that the owners / applicants shall handover the areas affected due to the Master Plan free of cost to the local body.**
3. **that the applicant shall handover the area affected due to widening of existing 30'-00" road to 40'-00" on the eastern side of the site under reference free of cost to the local body.**
4. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
5. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
8. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. that the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
14. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	30'-00" wide road to be widened to 40'-00" wide.
SOUTH	:	Survey No.34 (Part).
EAST	:	Existing 60'-00" wide road / proposed 100'-00" / 30 meters in the Notified Zonal Development Plan.
WEST	:	PVNR Express High Way / Inner Ring Road.

**Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER